



Tiled House, Rhos-Y-Meirch, Knighton, Powys, LD7 1NG

Offers in the region of £650,000



Holters
Local Agent, National Exposure

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The most stunning, detached, rural cottage with large gardens, out-buildings and an approx. 1 acre paddock, enjoying wonderful views across the surrounding countryside! A MUST view!

Key Features

- Detached Cottage
- 3 Double Bedrooms & 4 Reception Rooms
- Well Maintained Accommodation
- Period Features Throughout
- Large, Beautifully Landscaped Gardens
- Out-Buildings/Workshop & Garage/Carport
- Approx. 1 Acre Paddock with Pond
- Surrounding by Glorious Countryside
- Stunning Frontward Views
- Rural Location, Approx. 2 Miles from Knighton Town
- Grade II Listed

The Property

Peacefully located in a rural setting, close to the English/Welsh border and surrounded by glorious countryside, it is hard to believe the popular, Welsh, market towns of Knighton and Presteigne are both conveniently found within approximately 2 miles & 5 miles of the property. That is one of the many attractions of Tiled House! You can have your own slice of 'the good life' with no one to bother you apart from the tweeting birds, bleating sheep, mooing cows and occasional passing tractor or vehicle, yet if you run out of milk for your morning coffee, you can pop to the local shop and be back before the kettle has finished boiling. Well, perhaps not quite, but close anyway.

If ever there was a property which was more about the lifestyle it offers, than the stone, timber, bricks and mortar it has been built with, then this is it! While the property itself is a well maintained, detached, 3 bedroom, traditional Welsh longhouse, it is the rural yet convenient location, the stunning encompassing scenery, the large, landscaped gardens, adjacent paddock totalling approximately 1 acre and the versatile out-buildings, which will really sparks your imagination. The possibilities this property offers are

endless, whatever your passion in life! If you need space, peace or inspiration then Tiled House can accommodate you. With an old stone, 2 storey workshop/out-building, a sizeable, 3 bay, open-fronted barn, a hard-standing parking area, potential for stabling, a sizeable paddock for a horse to run around in and easy access to an adjoining bridleway, this property could be ideal for equestrian enthusiast. Maybe you have dreamed about moving to the countryside and becoming a smallholder, well with the barn and good grazing ground, Tiled House could also allow that dream become a reality! For those of an active disposition, especially walkers, the property is just a field away from the famous Offas Dyke footpath.

Originally built circa 17th Century as 2 separate farm workers cottages apart of the Gwernafel Estate, Tiled House is a Grade II Listed building, which has been extended over the years with the most recent rear garden/dining room and study added by the previous owner approximately 25 years ago. In addition, the property has been meticulously refurbished over the past number of years to its current condition, while making sure the property retains its original character throughout. As a result, Tiled House offers a pleasant blend of contemporary and traditional features, including an inglenook fireplace, exposed timbers, original flagstone flooring and oak finishings, just to mention a select few. Within the last few years, the property has also had a new boiler and septic tank installed, as well as a new downstairs shower room suite.

Approached from the parking area, a entrance door to the right side of the cottage leads into an entrance hall, which has stairs rising up to the third bedroom and doors leading into the sitting room, a downstairs W.C and a shower room. The sitting room features a n inglenook fireplace with inset 'Clearview' wood-burning stove and has separate doors leading outside to the rear patio area and into the reception hall, where a further staircase rises to the first floor and doors lead into the kitchen diner and the study, which could also be used as a fourth/downstairs bedroom. The kitchen diner is

installed with a matching range of base and wall cupboards, while a door at the front of the kitchen leads into a small hall/cloak area, which provides access to the 'official' oak front door, while a further door to the rear leads into the light and airy, glass vaulted garden/dining room, which provides access out to the rear garden/patio and also into a useful larder and utility area. Upstairs, the rooms enjoy vaulted ceilings, exposed timbers and stunning views. A landing area gives way to a useful storage cupboard, the house bathroom and the 2 double bedrooms, which both offer built-in wardrobes.

Outside, Tiled House has off road parking for a number of vehicles, while adjacent the cottage is the open-fronted barn, which also poses as a useful carport/garage. Also at the front and right side of the property are decorative gardens planted with low-lined hedges and flowered beds. To the rear of the cottage is a large, beautifully landscaped patio area with stone facade walls, flowered beds and stone steps leading to the garden, which is split between an orchard, pond, vegetable plot and wild garden areas, as well as large lawned sections, shrubs and mature trees.. At the top of the rear garden is where you will find the best views the property has on offer. From here it really is the most idyllic place to watch a sunset on a warm summers evening. To the right side of the property is the versatile, 2 storey workshop/out-building, which is installed with power and lighting, while adjacent the front of the property finds the paddock, complete with a pond. Access to the paddock is via a gateway next to the open-fronted barn.

Offering the tranquillity so many of us desire, a million miles from the hustle and bustle of city living, Tiled House could be just what you are looking for if distant views, natural wildlife, beautiful countryside and rolling hill tops as far as the eye can see is what you are after. An attractive property with plenty of history, Tiled House is ready for the new occupiers to simply move in the furniture and personal belongings, sit back and enjoy the laid back lifestyle this truly magnificent dwelling offers. A must view in our eyes!

The Location

Tiled House sits in the semi-rural, picturesque country setting of Rhos-Y-Meirch approximately 2 miles from the border town of Knighton (Tref-Y-Clawdd), which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a vast amount of facilities and services varying from a butchers and a supermarket, a primary school, a railway station, a post office, a variety of sports clubs which includes a golf course, a builders merchants, regular bus routes, a selection of public houses and restaurants, a leisure centre, a livestock market, bakeries and a library. The town features a 'fortnightly farmers' market' and also benefits from having a thriving artistic community to include the Writers Group, a number of painters, art galleries, potters and craftsmen. Still a thriving market town spear headed by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote area's accessible nearby.

Presteigne sits alongside the river Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys, within a short drive to Hay-On-Wye, Hereford, Ludlow and Shrewsbury, surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides and was named again as one of the best small towns to live in by the Sunday Times in 2018. Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with its Cathedral, is 26 miles away and in between there are activities and visits to satisfy a whole variety of tastes. The High Street has a good range of individual shops, restaurants, pubs, hotels and services. There's even a Michelin starred restaurant five miles outside Presteigne. Throughout the year the senses are served with a range of musical and arts based events; The Presteigne Music Festival is a prestigious and internationally renowned regular event

and throughout the year other musical events provide a rich and eclectic menu. There is a calendar of high quality art exhibitions throughout the year, whilst the Church of St Andrew's permanently houses its own treasure, a 16th century Flemish Tapestry. The town is home to educational facilities to suit all ages, Presteigne Primary School is under a mile away and the newly reformed John Beddoes Campus provides secondary education up to GCSE level, acting as a campus of Newtown High School.

Services

We are informed the property is connected to all mains water and electricity. Private, septic tank drainage.

Heating

Oil fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 41MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Knighton - Approximately 2 miles
Presteigne - Approximately 5 miles
Kington - Approximately 10 miles
Llandrindod Wells - Approximately 18 miles
Leominster - Approximately 19 miles
Ludlow - Approximately 21 miles
Builth Wells - Approximately 24 miles
Newtown - Approximately 24 miles
Hereford - Approximately 30 miles

What3words

shipyards.testers.thud

Directions

From Knighton continue along the A4113 and turn right onto the B4355 heading towards Presteigne. After approx. 1.5 miles turn right onto the B4357 (signposted

Whitton/Walton), then turn right signposted Rhos-Y-Meirch after approx. 200 yards (next to the school bus stop). Continue along this road and take the next right hand turn after approx. 0.25 miles. Continue along the lane and the Tiled House is located on the right hand side after approximately 350 yards.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

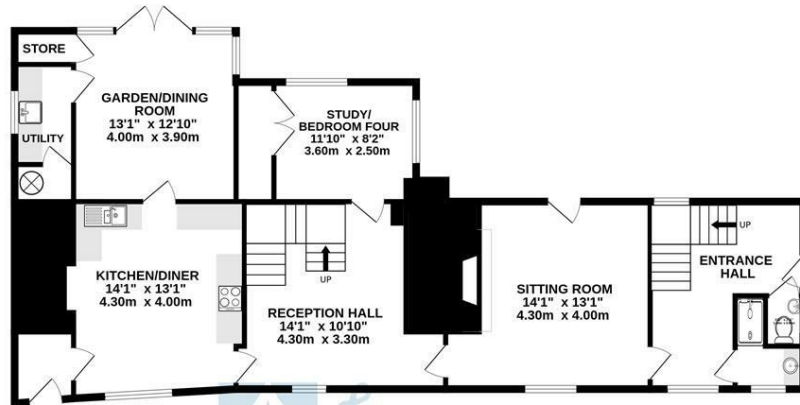
Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

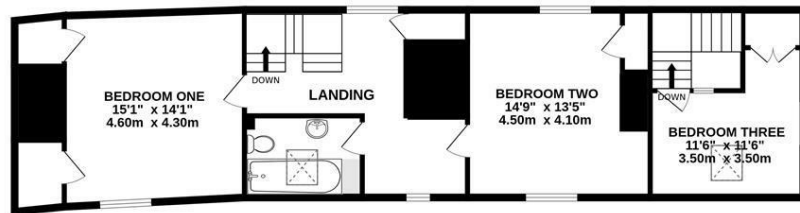




GROUND FLOOR
1134 sq.ft. (105.4 sq.m.) approx.



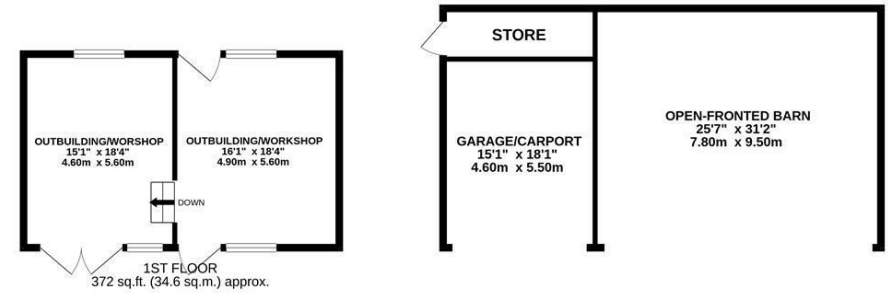
1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1959 sq.ft. (182.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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